

WITHDRAWN
by SPONSOR
12/13/11

ORDINANCE NO.: 2011-10 (AMENDED)
SPONSOR: MAYOR NORTON
INTRODUCED: OCTOBER 11, 2011 **ASSIGNED TO:** PLANNING

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 15.96 ACRES OF LAND LOCATED ON THE WEST SIDE OF SOUTH ARLINGTON ROAD, NORTH OF BOETTLER ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MULTIPLE FAMILY RESIDENTIAL).

WHEREAS, Redwood Management Co., on behalf of the owners of the Property, initiated this rezoning request totaling approximately 12.36 acres of land, to the City of Green Planning and Zoning Commission and to City Council; and

WHEREAS, The City of Green Planning Department initiated a rezoning request for approximately 3.6 acres of additional, adjacent land located at ~~3990~~ **3962 AND 3982** South Arlington Road.

WHEREAS, Redwood Management Co. has also proposed the Development Agreement attached to this legislation as Exhibit "A"; and

WHEREAS, the City of Green Planning and Zoning Commission, at its regularly scheduled meeting on September 21, 2011, reviewed the application to rezone approximately 15.96 acres of land from R-1 (Single Family) to R-2 (Multiple Family Residential) and made an unfavorable recommendation for this rezoning to City Council by a vote of 2-3; and

WHEREAS, pursuant to Green Codified Ordinances §1260.05, Council is required to set a time for a public hearing on the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GREEN, COUNTY OF SUMMIT, STATE OF OHIO, THAT:

SECTION ONE:

Council amends the City of Green zoning map by changing the classification of approximately 15.96 acres of land from R-1 (Single Family) to R-2 (Multiple Family Residential). A diagram of the property proposed to be rezoned is on file with the Clerk of Green City Council and is attached as Exhibit "B".

SECTION TWO:

The City of Green Planning Department is directed to change the official zoning map of the City of Green in accordance with the terms of this Ordinance.

SECTION THREE:

The City of Green finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in open meetings of this Council and any deliberations of this Council and any of its committees which resulted in those formal actions were in meetings open to the public in compliance with all legal requirements.

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made this _____ day of _____ between the City of Green ("City") and Redwood Management Co. ("Redwood").

Redwood has obtained options to acquire property known as 3944 and 3946 S. Arlington Road containing approximately 12.36 acres of land in the City. The land is currently zoned R-1.

Redwood proposes to construct single story units, each with an attached garage designed to attract primarily persons over the age of 55 on this property. Such a development can best be done under the City's R-2 zoning classification which allows for a variety of construction.

The parties agree that, if the City re-zones the property known as 3944 and 3946 South Arlington road, containing approximately 12.36 acres, Redwood agrees that any construction on this property will be limited to a maximum of 83 units; as approved by the Planning & Zoning Commission.

This Agreement shall be binding on the parties, their successors and assigns.

This Agreement shall be effective when signed by both parties.

CITY OF GREEN

REDWOOD MANAGEMENT

By: Richard Norton
Its: Mayor

By: Steve Kimmelman
Its: President

Approved as to form:

Stephen J. Pruneski, Director of Law

Proposed Rezoning: R-1 to R-2



	Proposed R-1 to R-2		PD: Planned Development
	Staff Recommended R-1 to R-2		R-1: Single Family Residential
	B-2: Professional Office		R-2: Multi-Family Residential
	B-3: Neighborhood Business		

